

COURT CODE: \_\_\_\_\_  
Your Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Self-Represented

**DISTRICT COURT**  
\_\_\_\_\_ **COUNTY, NEVADA**

In the Matter of the Guardianship of the:

- Estate
- Person and Estate

of:

\_\_\_\_\_  
(name of person who has a guardian)  
A Protected Person.

CASE NO.: \_\_\_\_\_

DEPT: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

HEARING TIME: \_\_\_\_\_

**ORDER APPROVING PETITION FOR CONFIRMATION OF SALE**

The Court, having reviewed the Petition for Confirmation of Sale of Real Property filed by the Guardian(s) of the Estate of the above-referenced protected person; the same having come before the above-entitled court on the date and time listed, the Court having considered the Petition and examined the evidence, being fully advised in the premises, finds: (1) proper notice of the hearing was duly given as required by law, including to any joint owners of the property; (2) the Court has jurisdiction over this matter; (3) no greater bids were received at the hearing; (4) good reason exists for the sale and it is in the best interest of the protected person's estate to sell the property; (5) the sale was conducted in a legal and fair manner; (6) the amount of the offer is not disproportionate to the value of the property; (7) the return on the investment will be \_\_\_\_\_ %; (8) the property was appraised at (*appraised value of property being sold*) \$\_\_\_\_\_ within one year before the date of sale, the net amount of the proceeds from the sale to the estate of the protected person is not less than 90 percent of the fair market value; and (7) the Petition ought to be granted. Accordingly,

**IT IS HEREBY ORDERED** that the Guardian(s) may proceed with the sale of the property located at (*property address*): \_\_\_\_\_

with the legal description of (*write the legal description of the property, if you do not know the legal description the county assessor or title company where the property is located*)

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The Assessor's Parcel Number is (*APN number*) \_\_\_\_\_.

**IT IS FURTHER ORDERED** that the property shall be sold to (*name of buyer*)

\_\_\_\_\_ for (*amount being sold for*)  
\$ \_\_\_\_\_.

**IT IS FURTHER ORDERED** that the money from the sale must be applied in the following order:

- a. To pay the necessary expenses of the sale.
- b. To satisfy any remaining mortgage/lien to include payment of interest and any other lawful costs and charges.
- c. To the estate of the protected person unless the court orders otherwise.

**IT IS FURTHER ORDERED** that any mortgages/liens on the property will be paid through the sale of the real property, unless the buyer of the property is the mortgage/lien holder, in which the sale will satisfy all debt owed. The sale price is: ( *check one*)

- More than what is owed in any mortgages/liens on the property.
- Less than what is owed on the mortgages/liens on the property however, the mortgage/lien holder(s) have agreed in writing that they will accept the sale and waive the difference between the sale price and amount owed.

**IT IS FURTHER ORDERED** that the estate of the protected person will be released from all liability for any mortgage/lien on the property.

**IT IS FURTHER ORDERED** that the guardian shall execute a transfer of the property to the purchaser named above in this order.

**IT IS FURTHER ORDERED** that the closing documents shall make a reference to this court order and a certified copy of this court order shall be recorded in the office of the county recorder in which the property is located.

**IT IS FURTHER ORDERED** that the transfer of the property includes all the right, title and interest of the protected person in the property, including right, title and interest accumulated after the start of the sale to transfer to the purchaser.

**IT IS FURTHER ORDERED** that if the purchaser neglects or refuses to comply with the terms of the sale, the court may set aside the order of confirmation and order the property to be resold by request through a motion filed by the guardian after notice is given to the purchaser. If the amount of the resale of the property is less than the amount agreed upon and listed above, the original purchaser listed above is liable to pay the difference to the guardian.

**NOTICE IS HEREBY GIVEN** A guardian who fraudulently sells real property of the protected person in a manner inconsistent with the provisions in NRS 159 is liable for double the value of the property sold, as liquidated damages, to be recovered in an action by or on behalf of the protected person.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DISTRICT COURT JUDGE

Submitted by:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)